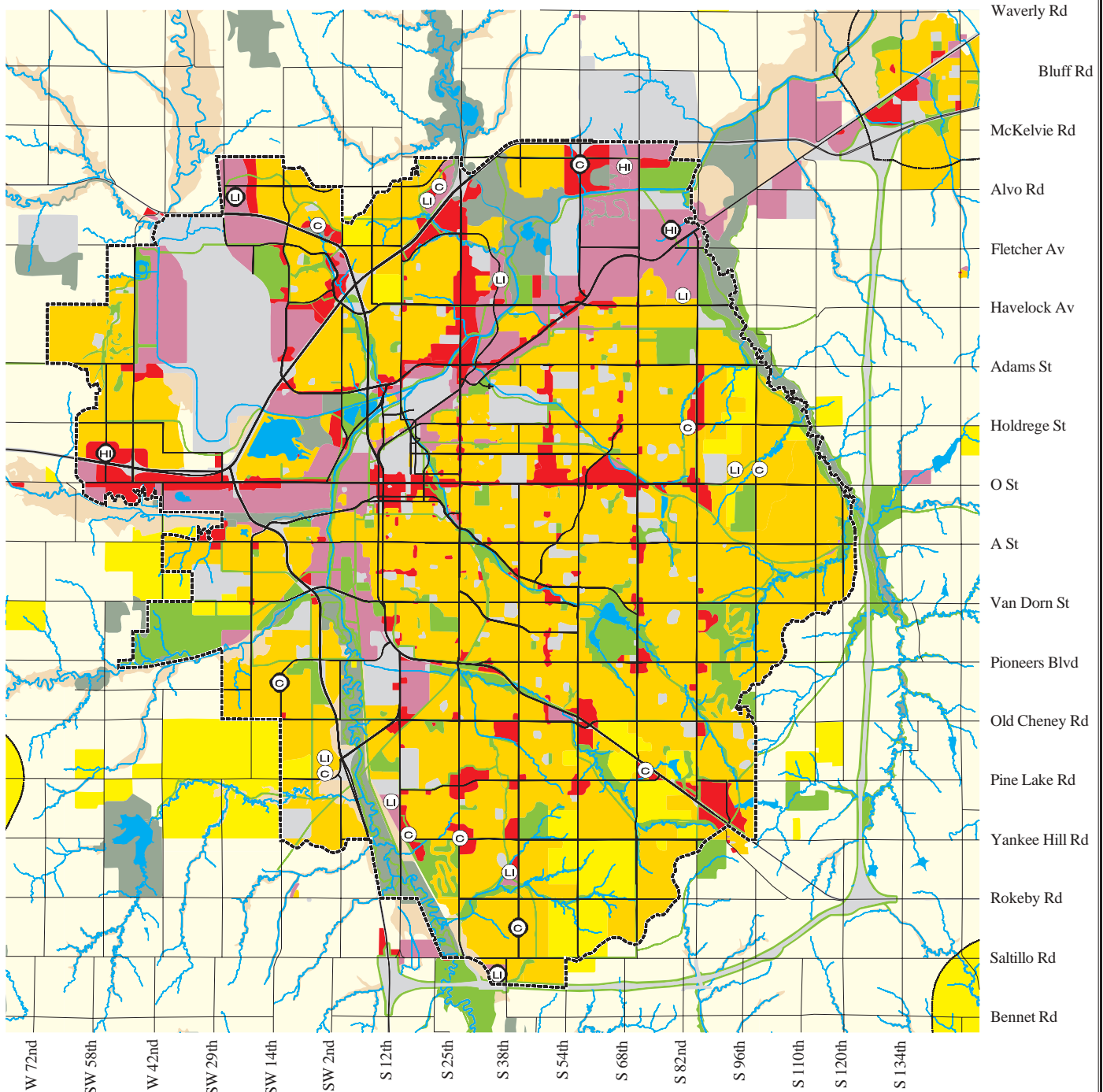


LINCOLN AREA DETAIL

FROM LINCOLN / LANCASTER COUNTY LAND USE PLAN



LEGEND

- | | |
|--|---|
| Residential, Urban | Lakes & Streams |
| Residential, Low Density | Environmental Resources |
| Commercial | Agricultural |
| Industrial | Agricultural Stream Corridor |
| Green Space | Future Service Limit |
| Public and Semi-Public | New Proposed Comm or Indus Centers |
| | (Not Site Specific) |
| | (Site Specific) |

The location of each land use designation is generalized. The appropriateness of a particular zoning district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. Please consult other sources for exact locations of environmental resources such as wetlands, native prairie and floodplain. Not all of these resources are displayed on this figure.

The incorporated town plans are displayed on this figure. In many circumstances the land use categories in the town plans were different from the categories used in the Lincoln / Lancaster County Plan, so some adjustments were made for the purposes of this display. These communities and their specific adopted plans should be consulted as the source for decisions within their zoning jurisdictions.



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As part of this Plan’s preparation, a community-based task force was formed to examine the long term future of the Stevens Creek basin. As part of that process, the task force developed a series of “Planning Guidelines” describing their vision of the basin’s future. These planning guidelines were drawn upon in the formulation of this Comprehensive Plan. The guidelines should be utilized in the on-going planning activities for the Stevens Creek

Urban Growth Tiers

basin to underscore the long term importance of this area to the City and County.

The land use plan also displays the generalized land use plans for other incorporated places within the county. These include the cities of Waverly and Hickman, and the villages of Malcolm, Raymond, Davey, Denton, Bennet, Sprague, Roca, Panama, Hallam and Firth.

In many circumstances the land use categories in these plans were different than the categories used in the Lincoln/Lancaster County Comprehensive Plan. In such instances, adjustments were made for the purposes of this display so that the land uses followed those used in the City-County Comprehensive Plan. These communities and their specific adopted plans should be consulted as the source for decisions within their zoning jurisdictions. Their plans are displayed in order to better coordinate the land use plans for the County as a whole with those of individual towns.

In addition, Waverly and Hickman requested that their goals for the area two miles outside their community be included in the Lincoln/Lancaster County Comprehensive Plan. These communities only have jurisdiction over a one mile planning area. Their proposed land uses are generally compatible with the principles of this Comprehensive Plan and thus are reflected on the land use plan. It should be noted that these areas remain within the current planning and zoning jurisdiction of the city and county and are thus subject to reconsideration and change by Lincoln and Lancaster County.

Future Service Limit: The land use plan also displays the future service limit for the City of Lincoln. Land inside this line represents the anticipated area to be provided with urban services within the planning period.

TIMING

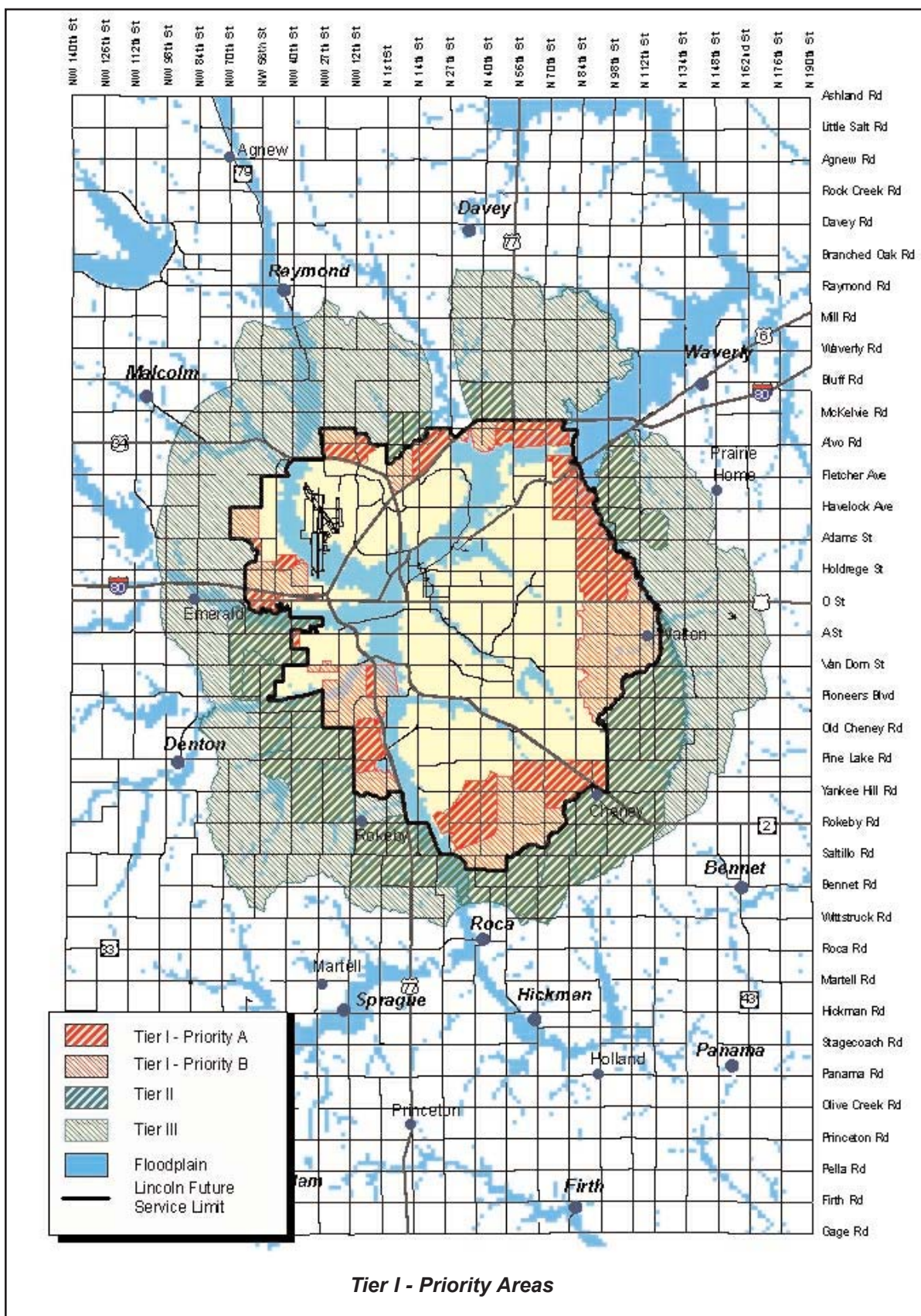
Tier I, II and III

The Comprehensive Plan includes three tiers of growth for the City of Lincoln. Tier I reflects the “Future Service Limit,” where urban services and inclusion in the city limits are anticipated by 2025. Infrastructure planning, especially for water and sanitary sewer facilities, can reach beyond the 25 year time horizon to 50 years and further. Tier II respects this extended planning horizon by showing areas where long term utility planning is occurring today with the expectation that these areas will follow Tier I as the next in line for urban growth. Tier III reflects an even more distant planning area — both in time and geography. Little active planning of utilities or service delivery is likely to occur in the near term in Tier III. A fuller description of each Tier is provided below:

Tier I: Defines the City of Lincoln’s near term growth area – generally a 40 square mile area which could reasonably expect urban services within the next twenty five year period. Land within this area should remain generally in the present use in order to permit future urbanization by the City.

Tier II: An area of approximately 47 square miles intended to serve the following purposes: (1) to define the geographic area the city is assumed to grow into immediately beyond the twenty-five year time frame of Tier I; (2) to serve as the basis for long term, advanced utility planning; and; (3) to act as a secondary reserve area for urban growth should the Tier I area development occur more quickly than assumed for the twenty-five year period. Owing to the intended purposes of this Tier and the uncertainty of when the city may begin providing services to these areas, Tier II should also remain in its present use in order to provide for future urban development.

Tier III: Provides an approximately 98 square mile area for Lincoln’s longer term growth potential – perhaps 50 years and beyond. While eventual urbanization of this area is expected, the Tier III area extends well beyond any urban-style development envisioned within the present Plan. Tier III should serve as a panoramic vision for City expansion in the distant future. No active development or infrastructure planning should occur within this Tier within the 25 year planning period of the Plan. Tier III should also remain in its present use in order to provide for future



TIER II PRIORITY AREAS

The Plan's premise is that within the next ten years, if the anticipated growth expectations occur, additional areas from Tier II will be added to Tier I. Such change would include amending the Future Service Limit accordingly to reflect the new 25 year planning time frame. For example, in the year 2009, an update of the plan could be completed, with a future service limit for the year 2035, and the Tier I and II areas changed accordingly.

The Tier II Priority Areas map displays the area that should be first considered for addition to Tier I. Development will not take place in these areas while they are designated as Tier II. Designating the priority areas to move eventually to Tier I will aid in infrastructure planning and the orderly development of the community.

To support this objective, a "Public Infrastructure Investment and Growth Strategy" will be prepared for all of the Tier II area. This Strategy should be completed for public review within three years from the adoption of this Comprehensive Plan. The Strategy's purpose is to lay out the community's long term infrastructure requirements and growth objectives allowing for the eventual urbanization of the entire Tier II area. The public services to be considered as part of this process should include streets and highways, water, wastewater, watershed management, public transit, parks, open space, trails, schools, libraries, and other public services.

The process for formulating this strategy should begin with the crafting of "Planning Guidelines" for all drainage basins included in the Tier II area. These Guidelines have already been developed for the Stevens Creek Basin. The Stevens Creek Basin Planning Guidelines should serve as the template for creating the Guidelines for the other basins encompassed in Tier II.

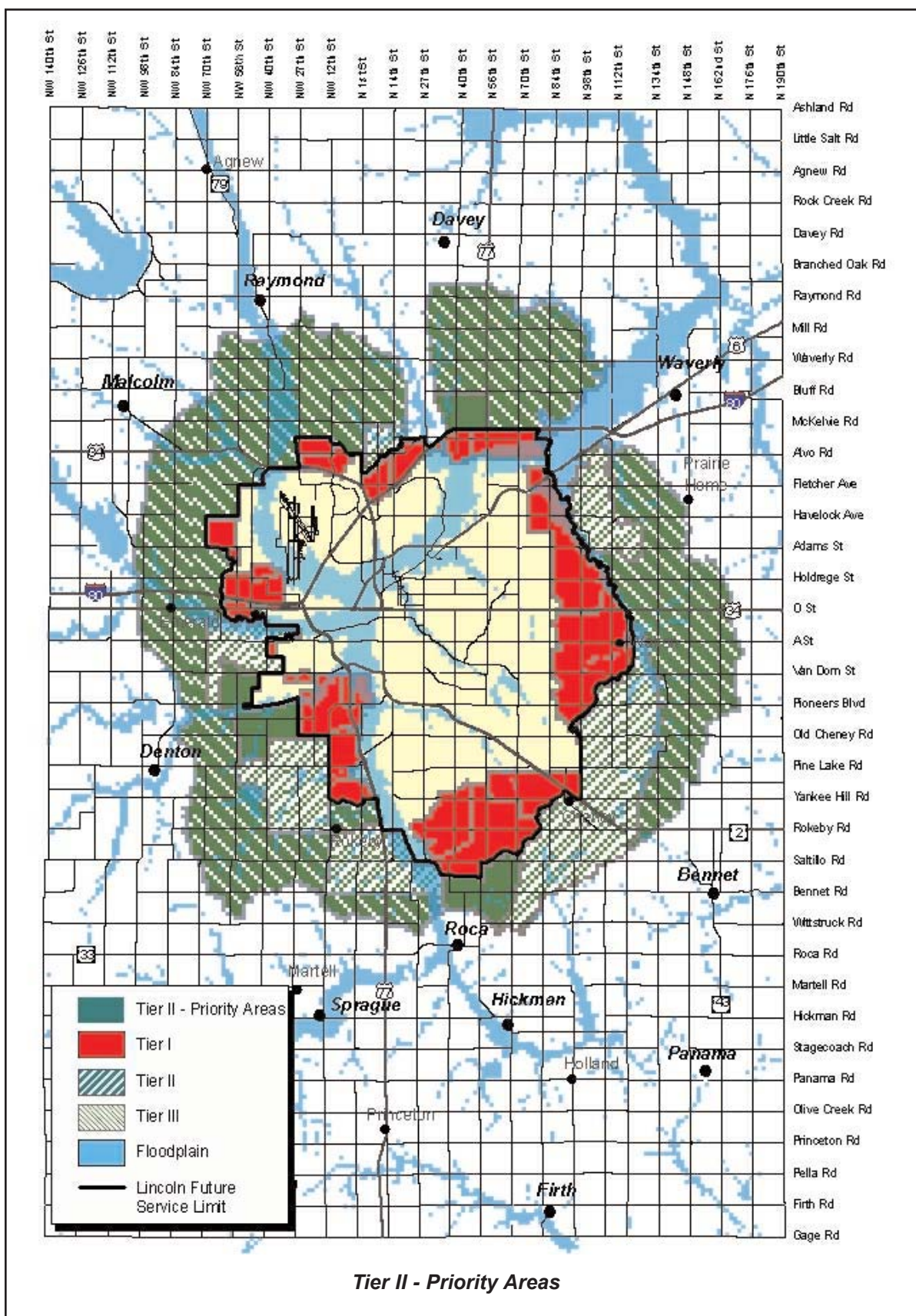
Once Planning Guidelines have been completed for each basin, a unified strategy for urbanizing Tier II would be prepared. This unified Strategy would contain sufficient detail to describe the following for each basin within Tier II:

- General form and character of urban growth
- Major transportation facilities, including streets, highways, trails and pedestrian ways, and potential transit corridors
- Key environmental features and plans for sustaining their long term viability
- Locations for open space, parks, and natural areas
- Major water, wastewater and storm water system requirements
- Schools and educational facilities
- Means for addressing transitional issues as land is converted from agricultural to urban uses

The community desires the efficient use and maintenance of present infrastructure, while providing new infrastructure that supports continued growth and development. The proposed future service limit makes maximum use of existing and planned urban infrastructure. The community needs to pursue the timely development of additional infrastructure to support planned growth in the Comprehensive Plan.

The goal is to find the means to build 25 years worth of improvements over a 20 year period in order to ensure the well-timed delivery of urban infrastructure. The Plan Realization section further describes the mechanisms that will link urban infrastructure programming to local market and growth conditions. It is imperative that there be adequate funds for the maintenance of infrastructure and facilities in the existing urban area as future growth occurs.

Northwest Tier Study: a review should be conducted of the Tier III growth areas, from approximately N.W. 27th Street, north of Highway 34, to West "O" Street, west of N.W. 56th Street, to determine which, if any areas, are appropriate for Tier II designation.



SUBAREA PLANNING PROCESS

Subarea planning — for neighborhoods or other small geographic areas — can address issues at a more refined scale than can be included in the Comprehensive Plan. Subarea plans may then become incorporated into the Comprehensive Plan through a formal adoption process. Subarea plans can serve as an official guide for elected decision makers, individuals and various City or County departments to promote improvements in the following areas such as: land use, housing, traffic, parks and recreation, public safety, infrastructure and the built and natural environments.

Subarea plans adopted as part of the Comprehensive Plan are discussed in the “Plan Realization” section.

SUMMARY OF COMPREHENSIVE PLAN ASSUMPTIONS

These assumptions represent the agreement of the Comprehensive Plan Committee which assisted in the development of the Comprehensive Plan. The following assumptions guide the planning process for Lincoln and Lancaster County:

1. A City and County population growth rate of 1.5 percent per year was used for the 25 and 50 year planning periods. This adds approximately 113,000 persons to the County over the next twenty five years and approximately 277,000 over the next fifty years. The assumed County population distribution would remain 90 percent in the City of Lincoln, 3 percent in other incorporated towns and villages, 6 percent on rural acreages, and 1 percent on farms. This would add approximately 42,560 dwelling units in the Lincoln urban area to support the additional population of 103,000 persons.
2. Areas for future urban expansion were designated consistent with the growth projections, stated planning policies, and infrastructure objectives. Tier I provides 30 total square miles of which 23 square miles (14,720 acres) are “developable area” within the 25 year planning period. The net developable area includes land generally outside the 100 year floodplain and not presently developed with uses such as parks, golf courses, schools or commercial.
3. Projected levels of commercial and industrial expansion were accommodated throughout the planning area. An annual employment growth rate of 2 percent for projecting commercial space needs was assumed which equals 21.5 million square feet of new retail, office and service uses over the 25 year planning period (65 percent increase). An annual employment growth rate of 2.5 percent for projecting industrial area needs was assumed which equals 2,392 acres of new industrial land within the 25 year planning period (86 percent increase).
4. The assumptions listed below were used in the modeling and analysis process for the development of this Comprehensive Plan. The assumptions reflect the intent and recommendation of the Comprehensive Plan Committee and are consistent with the policy of the Floodplain Task Force. The assumptions fall into three categories:
 - A. Where development exists in the floodplain, it was assumed that the uses would continue, that existing structures could be enlarged, and that existing individual businesses could expand within floodplain areas per adopted regulations and standards.

- B. Where the 1994 Future Land Use Plan designated parks, open space, or agricultural land uses within the floodplain and floodway, it was assumed that such land uses would continue in the future and that any urban-style development would occur outside of the floodplain and floodway.
 - C. It was assumed that some new industrial and commercial development (between 10 and 20 percent of the total assumed growth in new industrial or commercial uses) could occur within areas already zoned or planned for industrial or commercial development in the delineated floodplain.
5. For transportation modeling purposes, an urban residential density factor of 3 dwelling units per acre was assumed for a majority of the designated future growth areas.

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Spacing

Moderate to Heavy Industrial uses are encouraged to locate near each other in planned industrial centers. Planned industrial centers should generally be distributed throughout the community.

Criteria

Centers shall be sited in advance in the land use plan in order to ensure the public safety and adequate infrastructure. The Lincoln/ Lancaster County Health Department should be involved in all siting of new industrial centers to ensure the public's health and safety.

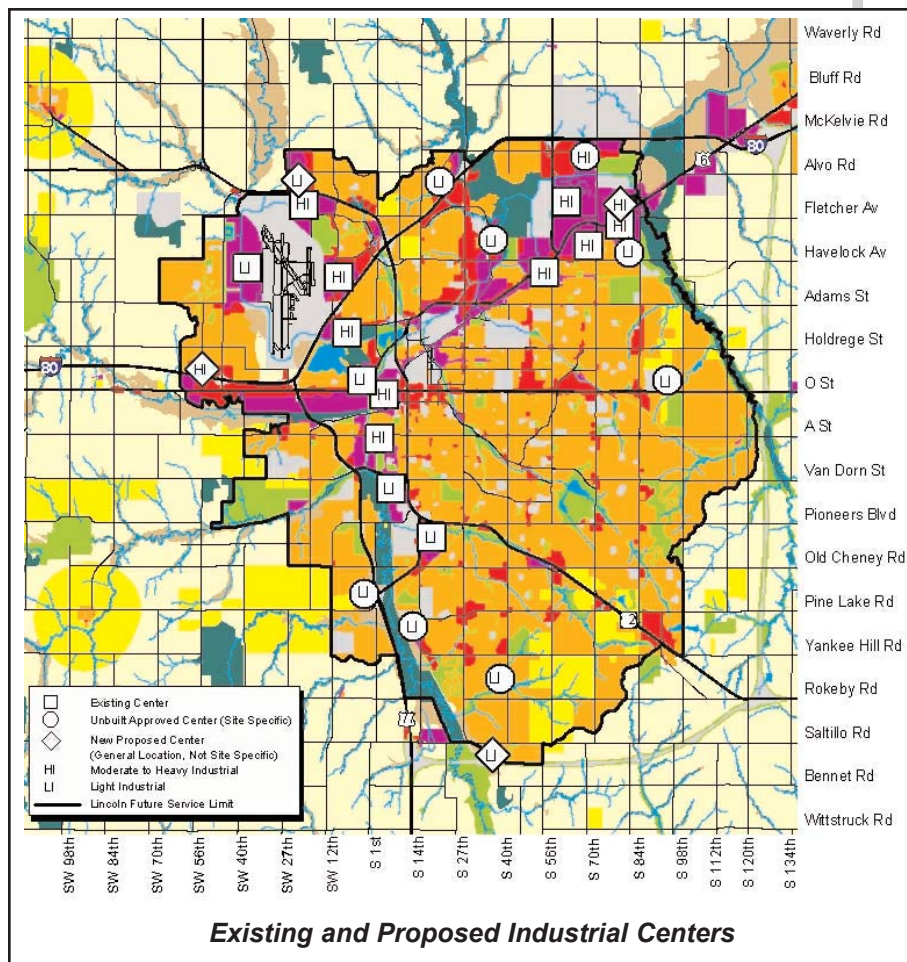
New industrial centers should be distant from existing or planned residential areas. Industrial uses should be located in close proximity to each other.

Proposed Locations

In addition to existing Moderate to Heavy Industrial centers, the following areas are proposed for development:

- N. W. 56th & West O/
Interstate 80
- N. 70th & Cornhusker

Each planned industrial district should be established only after further consideration of site characteristics, buffering and appropriate zoning.



LIGHT INDUSTRIAL (LI)

Size

Light Industrial areas should be a minimum of 50 acres in size, with larger planned centers preferred.

Description

Light Industrial centers are primarily for lighter manufacturing uses with some additional office and retail uses located within the center, such as the Chamber Industrial Tract at S. 14th & Old Cheney Road.

Spacing

Light Industrial areas should generally be distributed throughout the community. Particularly, new light industrial centers should be located in new growth areas of the city.

Criteria

Centers shall be sited in advance in the land use plan in order to ensure the public safety and adequate infrastructure. The Lincoln/ Lancaster County Health Department should be involved in all siting of new industrial centers to ensure the public's health and safety.

Due to lesser potential impacts, the centers can be located closer to residential, though residential uses should be buffered through landscaping, large setbacks and transitional uses, such as office or open space.

Developing Centers

Centers are underway at Stonebridge Creek at N. 27th & I-80, Horizon Business Center at S. 14th & Pine Lake Road, and Landmark Employment Center at N. 33rd & Folkways Blvd.

Proposed Locations

New centers are proposed at:

- Homestead Expressway & West Denton Road
- S. 40th Street & Saltillo Road
- O Street, west of N. 98th Street
- N.W. 27th & Highway 34
- 1/2 mile south of Yankee Hill Road on the west side of 40th Street

COMMERCE CENTERS

“Commerce Centers” are defined as areas containing a mix of retail, office, services and residential uses, with some light manufacturing and warehousing in selected circumstances.

Commerce Centers can include shopping centers or districts (such as neighborhood centers, large scale retail malls, strip centers, and traditional store-front retail settings), office parks, business parks, stand-alone corporate office campuses, research and technology parks, and Downtown Lincoln. The term “commerce center” is meant to be inclusive, not prescriptive. Commerce Centers are distinguished from Industrial Centers in their dominance of commercial uses over industrial uses, and in the types of light industrial uses located in them — that is, the uses are less intrusive in terms of lighting, noise, odors, truck and vehicular traffic, and pollutants.

The Commerce Centers concept gives recognition to the evolving role of commercial and industrial uses in the life of cities. Commerce Centers encompass a broad range of land uses and are intended to encourage the mixing and integration of compatible land use types.

While the Commerce Center concept as applied within this Comprehensive Plan is intended to provide both land use guidance and predictability, it is also designed to allow private sector forces to locate and develop centers that are responsive to changing market demands.

For the purpose of the Comprehensive Plan, Commerce Centers have been divided into three separate size categories. The size differences reflect the differing impacts that the centers have on adjacent land uses and the public infrastructure. The three categories of Commerce Centers are:

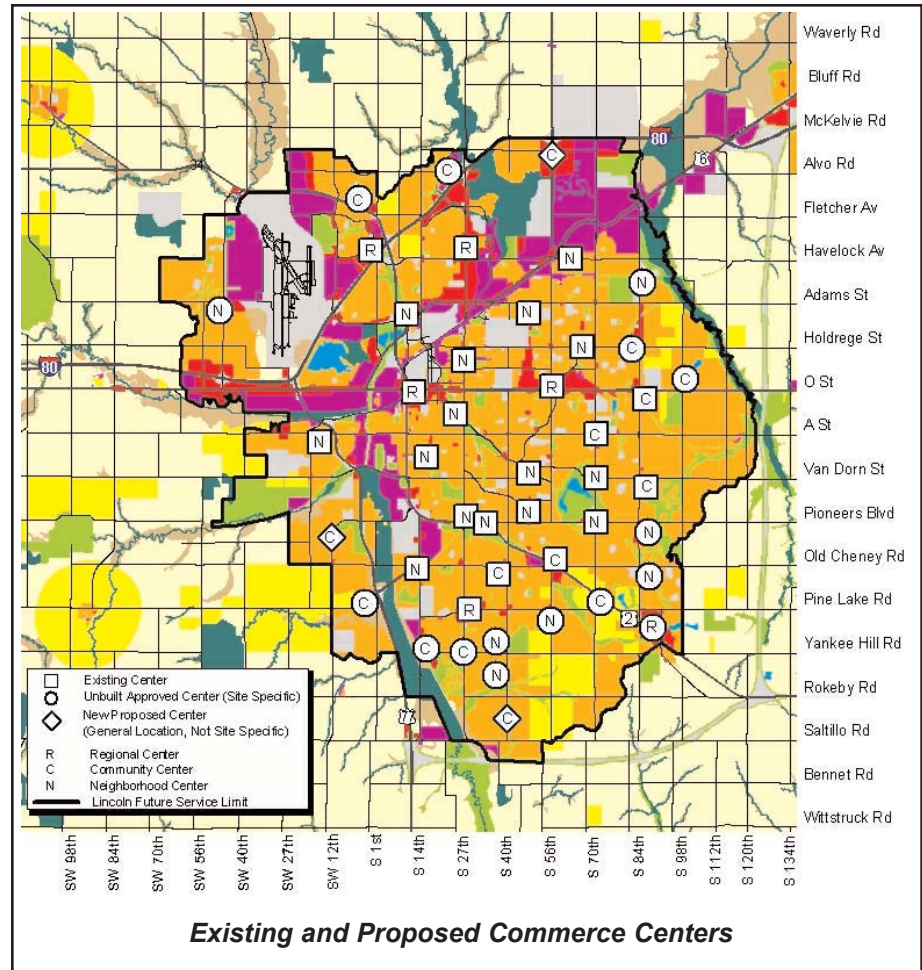
- 1 - Regional Centers (R)
- 2 - Community Centers (C)
- 3 - Neighborhood Centers (N)

The following section describes the general characteristics of each center, the locational criteria to be used in siting such centers, potential future locations, and compatibility guidelines for determining their applicability to a given location.

Guiding Principles applying to all forms of Commerce Centers are:

Commerce Centers should develop as compact clusters or hubs with appropriate site design features to accommodate shared parking, ease of pedestrian movement, minimize impacts on adjacent areas, and possess a unique character.

Commerce Centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commercial centers. Single use centers are discouraged – for example, office parks should include a supporting retail component, while shopping centers should include an applicable amount of office uses.



Commerce Centers shall be designed and constructed to meet the intent of the environmental resources section of this plan. These centers shall in themselves include green space and enhance green space separation, where possible, among communities and mixed-use areas.

Commerce Centers should be developed as integrated centers – “four corner commercial development” should be discouraged. Centers should be appropriately dispersed throughout the community to support convenience of access and to lessen impacts on infrastructure.

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented.

New or established commercial uses should not encroach upon, or expand into, existing neighborhoods.

Streets and public spaces should be designed within each center to enhance pedestrian activity and support multiple modes of transportation. Commerce Centers should have convenient access to the major roadway system and be supported by roads with adequate capacity.

Physical linkages (i.e., sidewalks, trails, roads) should be utilized to directly connect Commerce Centers with adjacent development, although undesirable traffic impacts on adjacent residential areas should be avoided or minimized.

Commercial locations should be easily accessible by all modes of transportation including pedestrian, bicycle, transit and automobiles. Centers should be especially accessible to pedestrians and bicycles with multiple safe and convenient access points.

Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/ convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Citizens of the community have become increasingly concerned about “light pollution” and its affects upon neighborhoods and the environment. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area.

Adjacent residential neighborhoods should have two or more vehicle access points to the center. In general, the major access points to the commercial center should not bring outside traffic through the residential area.

Centers should contain a mix of residential, office, service and retail uses. In addition, other “residential” uses such as multi-family, single family attached, child care centers, and recreational facilities should be integrated within the development. Single use projects, such as office parks, are to be discouraged. Where properly sited, light manufacturing uses may be a part of larger commerce centers, except for neighborhood centers. Centers should create a pedestrian oriented environment in the physical arrangement of their buildings and parking.

The adjacent image of the “Future Commerce Center” displays how these principles might work together in future commercial centers:

- 1 Mix of office, retail and service uses
- 2 Pedestrian orientation, parking at rear, multiple pedestrian routes, buildings and uses close to each
- 3 More intense commercial uses (gas stations, grocery store, car wash, fast food, etc.) nearer to arterial street
- 4 No four corner commercial corners at intersections of major arterial streets
- 5 Transition of uses; less intense office uses near residential areas
- 6 Multiple vehicular connections between residential neighborhood and commercial center
- 7 Encourage commercial development at ½ mile between major intersections
- 8 Provide for transit opportunities in the center design
- 9 Provide public amenities such as recreational facilities, plazas, squares and other types of facilities or meeting areas open to public
- 10 Provide for housing opportunities

PROPOSED LOCATIONS

Since several Regional Centers are still under development and will take years to develop due to their size and scope, it is anticipated that they will serve the community's demand for Regional Centers well into the planning period.

COMMUNITY CENTERS (C)

CENTER SIZE

Community Centers may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.

DESCRIPTION

Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and other mixed-use activities. When properly located, some light manufacturing or assembly when accessory to an office function may be allowed.

One or two department stores or "big box" retail operations may serve as anchors to the Community Center with smaller general merchandise stores located between any anchors or on surrounding site pads, such as Edgewood Shopping Center at S. 56th Street and Highway 2.

Examples of existing single use centers are the office parks for Firethorn/ Lincoln Benefit Life Office Park at S. 84th & Van Dorn, and the State Farm Office Campus at S. 84th & O Street. Other centers may have more of a mix of retail, office and residential uses such as Williamsburg Village at S. 40th and Old Cheney Road.

MARKET AREA

Community Centers can have a community wide appeal but primarily serve a geographic subarea within Lincoln and surrounding areas within the County. Depending on the mix of stores and other shopping opportunities in the area, existing Community Centers can have a market area that is quite extensive, even rivaling some Regional Centers.

CENTER SPACING

Community Centers should be located approximately two to three miles apart, depending upon their size, scale, function and area population.

LOCATION CRITERIA

The general location of future Community Centers should be indicated in advance in the Comprehensive Plan. These locations are not intended to be site specific but rather to suggest a general area within which a Community Center might be developed. The Plan recognizes the strong need to further and support an evolving marketplace. Thus, the exact location of a Community Center should be designated in the Comprehensive Plan as part of the development review process.

The community will not require market studies to determine the economic impact on existing development. However, new Regional and Community Centers will be generally sited in the Comprehensive Plan so that the potential impact on existing centers may be considered as part of the siting process.

Community Centers should be geographically well dispersed throughout the Lincoln urban area based upon the center spacing guidelines noted above.

DEVELOPING CENTERS

Centers are planned or underway at:

- Stonebridge Creek at N. 27th and Interstate 80
- Fallbrook at Highway 34 and N. 1st Street
- Vavrina Meadows at S. 14th and Yankee Hill Road
- S. 27th and Yankee Hill Road
- Lincoln Benefit Life/Firethorn at S. 84th and Van Dorn
- S. 70th and Highway 2

PROPOSED LOCATIONS

As urbanization occurs over the planning period, the demand for new, additional Community Centers will increase. Proposed generalized locations for the new Community Centers are as follows:

- Homestead Expressway (a.k.a., West Beltway) and West Denton Road
- S. W. 12th near West Pioneers Boulevard
- N. 56th Street and Arbor Road
- N. 98th and O Street
- S. 40th in the general vicinity of Rokeby Road to Saltillo Road

SITING PROCESS

The locations of the Community Centers shown in the plan are generalized. It is anticipated that the center will develop somewhere within a ½ mile of the location shown in the Plan. As part of major development proposals that include proposed Community Centers, the exact location of the Community Center for that area should be determined and a Comprehensive Plan Amendment forwarded for consideration.

FLOOR AREA INCENTIVE

New Community Centers will typically range from 300,000 to 500,000 square feet. However, centers that follow most, if not all, of the incentive criteria listed at the end of this section, may be appropriate to develop with some additional space over 500,000 square feet:

N **IGHBORHOOD CENTERS (N)**

CENTER SIZE

Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet.

DESCRIPTION

Neighborhood centers provide services and retail goods oriented to the neighborhood level, such as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington. These smaller centers will not include manufacturing uses.

Floodplains

In April of 2003, the Mayor's Floodplain Task Force developed policy standards for floodplains that took into consideration the natural functions played by these areas. These policy recommendations have been incorporated into the watershed management strategies included in the Utilities section of the Comprehensive Plan.

Seek the routine use of "Best Management Practices" in implementing stormwater management policy so that the potential for sedimentation problems are minimized.

Further discussion of floodplain and stormwater management considerations and strategies is provided within the Utilities section.

Views and Vistas

Investigate the availability of several locations in the county that offer distinguished views and vistas. These could be acquired through fee simple title or easements. Many of these locations may be appropriate for public ownership as future parks or open space. Efforts should be made to acquire these parcels should they become available.

Unique Features

Inventory and pursue the preservation of unique features to provide special educational and interpretive opportunities. These include quarries and areas of geological significance, remnants of historic trails, unique bluffs near Bennet, the sandstone prairies, a small waterfall south of Denton, and historic pits and grasslands around Hickman and Roca.

COMPREHENSIVE PLANNING

Integrate the "Core Resource Imperatives" and natural resource feature concepts into future city and county studies that implement the Comprehensive Plan. Examples of such studies would be watershed master plans, subareas plans, transportation planning studies, utility master plans, wetland bank development analysis, and floodplain management studies.

Incorporate scientific data on flora, fauna, geology and other natural resources features into the Planning Department's "Natural Resources-Geographic Information Systems" (NR-GIS) database. This may include the targeted collection of pertinent baseline data on plants and wildlife.

Document historic, cultural and archeological sites throughout the city and county.

Research the long term land value effects of natural areas and parks on adjacent uses.

CURRENT PLANNING AND DEVELOPMENT

Include the consideration of the "Core Resource Imperatives" and other natural resource features in the plan review process — i.e., subdivision plats, changes of zone, use permits, etc. This may involve preparing written guidelines for looking at site vulnerability, habitat fragmentation, long term land manageability, green space connectedness, and other elements that implement the Plan's natural resources concepts.

Update City and County zoning and subdivision regulations to encourage the application of concepts identified in the environmental resources section of the Comprehensive Plan Vision.

Develop and adopt planning policies and procedures for acreage developments that are consistent with the environmental resources Vision of the Comprehensive Plan.

Where setback and buffer provisions are provided for, the Planning Commission will consider requests for exception only if no economically viable use allowed within the designated area could occur as a result of the application of the setback and buffer provision, and that this circumstance is not purposefully brought about by any deliberate action of the owner or developer of the property.

PROGRAM IMPLEMENTATION AND FUNDING

Investigate the possible use of easements (e.g., conservation, preservation, public access, etc.), incentives (e.g., density bonuses, conservation overlay zones, buffer/transition zones), purchases (e.g., development rights, land acquisition), and impact fees to manage land with environmental resource interest.

Investigate the establishment of a land trust to enable donations of land and funding to occur on a systematic basis. This may include encouraging estate planning to support further expansion of environmental resource areas in the county.

Conduct outreach efforts bringing together private land owners, environmental interests, and the development community to seek a common understanding and approach regarding natural resource features and the vision described in this Plan.

Develop a capital improvements programming approach providing for further acquisition of park property and natural areas to ensure the preservation and protection of sensitive environmental features.

Pursue a variety of grant funding sources on a continuing basis. These may include the Land and Water Conservation Fund, various floodplain and water quality funding programs, and the Nebraska Environmental Trust.

Cooperatively plan for the long term preservation of existing and future public and private conservation areas.

Lend policy support to Federal and State programs retaining land in agricultural production.

PUBLIC AGENCY ADMINISTRATION

Determine the appropriate agency or agencies to manage and/or hold title to resources obtained through the Greenprint Challenge implementation process. Although it is envisioned that many of these resources will remain in private ownership with special protections, public acquisition of property and/or easements will also need to be employed.

Identify a governmental entity with specific authority to maintain and operate a parks and recreation program and natural areas at the county level. This structure may involve existing agencies, reflecting a modification in current responsibilities and authorities. The entity should have clear responsibility to act both inside and outside the City of Lincoln and its extra-territorial limits.

Provide more bonuses and a lower threshold size (not below nominal 40 acres) for the proven technique of “cluster” development using the Community Unit Plan. This technique has been successful in providing flexibility while preserving both farmland and environmental resources at the same time.

Development of a performance standard “point system” will allow the location of higher density rural acreage development in either “AG” or “AGR” where the review criteria can be met. This allows equal treatment across the county, maximum freedom of determination of marketing and sale, while locating those developments only in those areas where sufficient “points” can be accumulated to justify the development at the requested location.

New ‘urban acreage’ development should only be permitted in Tier II and Tier III areas of Lincoln and near towns under higher design standards based upon a “build-through” model and without use of sanitary improvement districts. The “build-through” design standards should address, along with other items deemed necessary by the study;

- a preliminary plan lot layout that accommodates first phase low density acreages with rural water and sewer systems. The preliminary plat would also show future lot splits as a second phase to permit the urban infrastructure to be built through and urbanization to occur if and when annexed by a city or town is deemed appropriate. The future lot splits will increase density in an urban form and provide income to property owners to defray the increases in city taxes, services and infrastructure costs;
- a lot layout that meets the various elements of the Comprehensive Plan; and
- a development agreement that runs with the land and acknowledges that the acreage development (i) is not entitled to extra buffering protection greater than the acreage property lines from existing agricultural practices and from future urbanization and (ii) waives any future right to protest the creation of lawful centralized sanitary sewer, water and paving special assessment districts or other lawful financing methods at a later date when urbanization is appropriate.

As called for in the adopted Comprehensive Plan, an independent study to quantify the economic impacts of acreage development has been completed. The County and City shall continue to look at ways to contain public costs and coordinate public resource allocation, especially in the area of road construction. A variety of management techniques could be used, including the shared engineering and funding of road projects that aid urban expansion and adoption of rural land use policies that minimize future capital and operating costs.

STRATEGIES FOR NEW & EXISTING URBAN NEIGHBORHOODS

The key to both new and existing urban neighborhoods is diversity. For new neighborhoods, it is having a greater mix of housing types and land uses. New neighborhoods should have a variety of housing types and sizes, plus commercial and employment opportunities. Developing a pedestrian orientation of buildings and streets is also a priority for new areas.

For existing neighborhoods, the diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods. Infill development also needs to respect the street pattern, block sizes and development standards of the area, such as having parking at the rear and front porches, windows and doors on the front street side. The diversity of land uses, including commercial and congregate living facilities are important to the diversity of any area, provided they fit within the character of the block and neighborhood.

Single family homes, in particular, add opportunities for owner-occupants in older neighborhoods and should be preserved. The rich stock of existing, smaller homes found throughout established areas, provide an essential opportunity for many first-time home buyers.

Plan for sufficient and varied choices for the location of elderly housing. Encourage elderly housing to locate in areas designated for mixed-uses where the elderly housing would serve as a transitional use to less intensive residential development.

There are notable differences between elderly housing and traditional multiple-family residential developments. Typically, elderly housing will have fewer occupants per unit and will generate less traffic than housing built for the general marketplace. Thus, a location that is deemed appropriate for elderly housing may not be deemed appropriate for other types of higher-density housing such as multiple-family or town homes.

Evaluate the provisions for accessory dwelling units in residential areas.

Revise standards to ensure that residential and commercial development more efficiently provide night time lighting without intruding on adjacent uses or casting significant lighting skyward.

Encourage public/private partnerships with housing entities including Lincoln Housing Authority, Nebraska Housing Resource, and Neighborhoods, Inc.

Revise the congregate living facility codes and regulations in order to continue to provide housing opportunities for residents with special needs throughout the city that are compatible with residential neighborhoods. Congregate facilities should be designed and located to enhance the surrounding neighborhood. Reasonable spacing, design, and operational requirements should be created for all congregate facilities to preserve the neighborhood character while providing for those with special needs.

Support policies that encourage affordable housing in all areas. Look at options such as incentives to encourage housing or a program to allow density to be transferable between properties.

STRATEGIES FOR NEW RESIDENTIAL AREAS

Structure incentives to encourage more efficient residential and commercial development to make greater utilization of the community's infrastructure. Incentives may include financial, process and/or regulatory conditions.

Revise pertinent codes and regulations in order to remove impediments to achieving mixed-use residential and commercial development.

Develop standards for residential, commercial and industrial development along entryway corridors into Lincoln.

Develop new design standards that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.

Provide for an adequate supply of affordable land, and timely infrastructure improvements.

WASTEWATER SERVICES

LINCOLN WASTEWATER SYSTEM AND COUNTY AREAS

The Public Works and Utilities Department has completed the Lincoln Wastewater Facilities Plan. The plan is a guide for short term and long term improvements to the infrastructure of the Lincoln Wastewater System during the planning period, as well as potential service extensions beyond Lincoln's anticipated future service limits.

GUIDING PRINCIPLES

The City's collection system, in general, will continue to be a gravity fed system that is designed to accommodate urbanization of drainage basins and sub-basins. This system encourages orderly growth within the natural drainage basin boundaries. This policy encourages urban growth from the lower portion of the drainage basin and prohibits pumping of wastewater across basin boundaries. Explore alternative methods, such as lift stations, where practical.

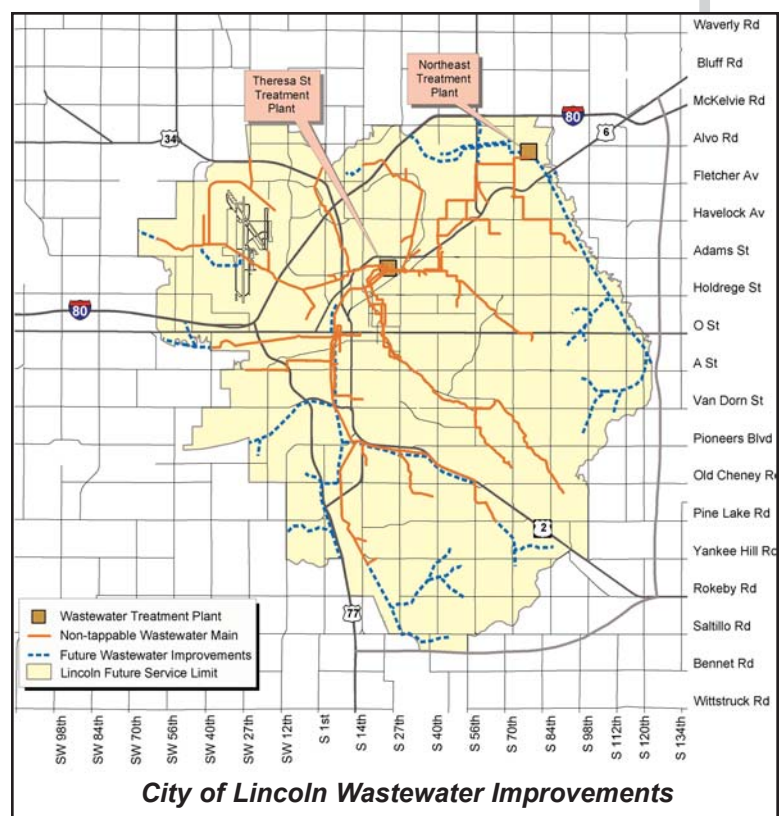
Development proposals should ensure that there is an adequate on-site wastewater system to serve their project without impacting adjacent properties. However, in urban areas, it may be necessary to create assessment districts if a sewer line crosses abutting properties.

Utility improvements shall be in accordance with the Lincoln Wastewater Facilities Plan and the Comprehensive Plan. The Lincoln Wastewater Facilities Plan will guide future actions and serve as the basis for facilities planning and improvements.

STRATEGIES

Maintain and expand programs to recycle and reuse treated wastewater effluent and bio-solids where appropriate.

Much of Lancaster County is not on a community wastewater system, but is served by private, on-site, waste disposal through septic systems and lagoons. Lancaster County has adopted standards for on-site wastewater standards for on-site wastewater treatment systems that are enforced through the Lincoln-Lancaster County Health Department. Larger point sources and community systems are reviewed and approved by the State of Nebraska Department of Environmental Quality.



WATERSHED MANAGEMENT

COMPREHENSIVE WATERSHED MANAGEMENT

The City of Lincoln is in the process of developing an integrated watershed management program combining previously separate floodplain and stormwater management initiatives. This approach recognizes that floodplains, tributaries, and upland areas are all part of a comprehensive, integrated watershed system.

A comprehensive watershed management program will need to incorporate a range of strategies including land use planning, conservation efforts, appropriate standards for floodplains and stormwater, flood warning system development/expansion, stream stabilization, stormwater storage basins, and other structural flood control efforts.

As part of the overall watershed management program, the City is also developing a Master Watershed Management Plan. This plan will provide information and computer models to aid in analyzing stormwater management alternatives. A Beal Slough Stormwater Master Plan has already been prepared and adopted by the City. Similar management plans for other basins will be created and implemented by the City. Such plans are formulated in cooperation with other local, state and federal agencies.



A comprehensive approach to basin planning is crucial as development expands into new watersheds around the Lincoln city limits. Basin master plans ultimately need to be integrated into a unified watershed management master plan for the City of Lincoln and its projected growth areas. Ideally, a watershed master plan would be completed and adopted prior to urban development occurring within a new basin. This would allow projects and recommendations in the master plan to be considered during the review of specific development proposals.

Regional detention sites should be identified and sites reserved in early planning stages. Master planning and the performance and adequacy of stormwater storage basins to prevent increases in peak flows will require continued assessment with the growth of the City. Upstream detention is critical to preventing further increases to the floodplain. Detention facilities should be identified and developed in a manner that causes minimal adverse impact to existing residential, agricultural and other land uses.

FLOODPLAIN MANAGEMENT

In April of 2003, the Mayor's Floodplain Task Force concluded 20 months of work that resulted in floodplain recommendations for the City and County. The Task Force made a clear distinction between recommendations for the "Existing Urban Area" versus "New Growth Areas." "Existing Urban Area" was defined as those areas inside the City limits at the time a new standard is adopted as well as those areas outside the City limits which have a zoning designation other than AG - Agricultural or AGR - Agricultural Residential at the time a new standard is developed. "New Growth Areas" were defined as those areas outside the City limits and zoned AG -Agricultural or AGR - Agricultural Residential at the time a new standard is adopted.

There was general consensus on the Task Force that there would be additional challenges and a greater burden to meet higher floodplain standards within the existing urban area, where pre-existing zoning, lot size, existing homes and businesses, and the built environment in general would be expected to have greater constraints than newly developing areas.

An important consideration for New Growth Areas was the current designation in the Comprehensive Plan of the majority of floodplain areas as Green Space, Environmental Resources, or Agricultural Stream Corridors to identify that future urban development will be outside of the floodplain and to designate land uses compatible with the functions of the floodplain. This supports the opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas. Designating areas for development outside of floodplains and floodways would have the additional benefit of reducing the extension of public infrastructure to develop flood prone areas where future flood damages may occur.

Fifteen policy area recommendations were ultimately proposed by the Mayor's Floodplain Task Force for New Growth Areas, and they are embodied in the strategies herein. The overriding policy recommendation for the floodplain is a "No Adverse Impact" policy for the City and County, which means that the community has a goal of insuring that the action of one property owner does not adversely impact the flooding risk for other properties. The majority of other policy area recommendations relate back to and support this umbrella concept. An important next step will be to bring forward floodplain policies and standards that address the Existing Urban Area.

GUIDING PRINCIPLES

Watershed planning will continue in order to be proactive and integrate stewardship principles for land conservation, stream and wetland buffers, better site design, Best Management Practices (BMP), and erosion and sediment control. The natural drainage system can serve multiple benefits, including wildlife habitat and recreation.

The community should encourage site designs that are compatible with the natural characteristics of the site, clustering development, minimizing grading and impervious cover, and preserving site hydrology to the maximum extent possible. Naturalized or bioengineered solutions to drainage issues should be used wherever possible.

In new growth areas, the City of Lincoln and Lancaster County have a policy of No Adverse Impact, with a goal of ensuring that the action of one property owner does not adversely impact the flooding risk for other properties. In concert with the findings of the Mayor's Floodplain Task Force and the assumptions used in crafting this Plan, future urban development will be outside of the floodplain and floodway. This helps new development avoid potential flood risks and preserves the important functions of the floodplain. Keeping development outside of the floodplain preserves flood storage and other natural and beneficial functions of floodplains. It also avoids the long-term, cumulative impact of development in the floodplain.

Best Management Practices (BMP) are defined as measures that remove or prevent pollutants from entering stormwater. Examples of BMP include stabilizing all areas disturbed during construction and preserving natural drainageways. It is the City's policy to encourage the use of BMP in new development and redevelopment.

STRATEGIES

Create a stormwater utility, as a division of the Public Works and Utilities Department, to provide for a steady revenue source as well as an organizational structure to address the growing needs of the stormwater and watershed management system.

Use public projects as an opportunity to set positive examples for the community relative to stormwater and floodplain management.

Develop project approaches which view stormwater as an asset, by working with the natural topography and using wetlands, floodplains, and natural drainage corridors as natural ways to manage flood flows and stormwater run-off.

Designate areas for future urban development outside of floodplain and floodway areas to avoid introducing new

development to flood risks and to preserve the important functions of the floodplain.

Opportunities should be sought for the reclamation of floodplain functions through the acquisition and relocation of structures and the re-establishment of natural or open space areas.

Give special consideration to the Salt Creek floodplain from Van Dorn Street to Superior Street where the FEMA Flood Insurance Study recommends preserving flood storage so as not to increase flood heights greater than one foot.

Utilize naturalized or bioengineered solutions to drainage issues wherever possible.

Develop a Watershed Management Master Plan for Lincoln and future growth areas. Integrate existing neighborhoods and growth areas into watershed planning.

Utilize basin master plan recommendations and components as analysis tools to be referenced and compared with proposed development within the basin, and as a guide in the preparation of future capital improvement projects.

Seek broad public participation in the location and design of specific watershed management projects. The relative benefits of the projects to be evaluated should include impacts on the flood hazards, water quality, channel integrity, natural character, bridges, culverts, and existing public and private structures.

Future master planning efforts for largely undeveloped basins will rely more heavily on pro-active better management practice (BMP) measures and the conservation of existing natural drainage features to most effectively manage stormwater and floodplains. Designs of human made features should seek to utilize bioengineering and other naturalized techniques, incorporating trail systems and other linear park features where possible.

Implement a policy of No Adverse Impact in New Growth Areas through the adoption of higher standards, the encouragement of best management and building practices, the use of best available study information, and other recommendations of the Mayor's Floodplain Task Force that support this policy.

Improve the accuracy of floodplain mapping and make it a priority to which specific resources are dedicated.

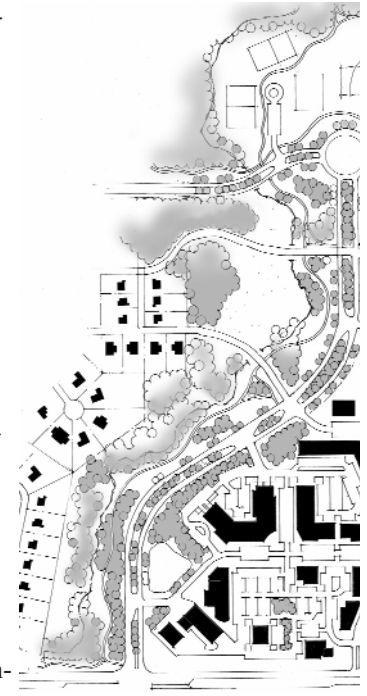
Continue to develop a comprehensive, watershed approach to floodplain mapping.

Preserve and enhance vegetative buffers along stream corridors to slow the flow of stormwater, filter pollutants, protect the biological health of the stream, and conserve other natural functions of the floodplain.

Retain City or County property in the floodplain in public ownership, and consider the purchase of easements or land when other publicly-owned property in the floodplain is proposed for surplus. Retain conservation easements to protect floodplain functions where unusual circumstances merit the consideration of surplus floodplain property.

Develop and implement a floodplain buyout program for the City and County, which is sensitive to the need to minimize impacts on neighborhoods and historic districts and places a special emphasis on sites that provide multiple benefits.

Reinforce accountability and disclosure laws regarding real estate transactions, enhance education efforts to notify prospective buyers, and improve methods for assessing and taxing floodplain properties, especially land held in conservation easements.



The following watershed studies have been adopted in order to provide guidance to watershed management activities within the basin.

- Stevens Creek Watershed Study and Flood Management Plan, 1998 (for rural watershed).
- Beal Slough Stormwater Master Plan, May 2000.
- Southeast Upper Salt Creek Watershed Master Plan, 2003.

SOLID WASTE

SANITARY LANDFILL

The Bluff Road Sanitary Landfill is projected to be at capacity near the year 2025 based on current generation rates and the projected population growth rate of 1.5 percent per year. Planning for expansion of the Bluff Road Landfill on City owned property just east of the existing site is anticipated. The City policy of public ownership, operation and financing of integrated solid waste management services is anticipated to continue during the planning period. This additional landfill area has not been permitted by the State of Nebraska Department of Environmental Quality.

The North 48th Street construction and demolition landfill estimated life is 17 years (Year 2019) based on current generation rates and projected rates of growth. Thus, a new facility for handling construction and demolition debris will need to be sited during the planning period, starting in 2014. During the planning period the North 48th Street construction and demolition landfill and the old solid waste landfill closure shall be completed and may be returned to public use. The N. 48th Street transfer station and recycling areas are scheduled to remain.

RECYCLING

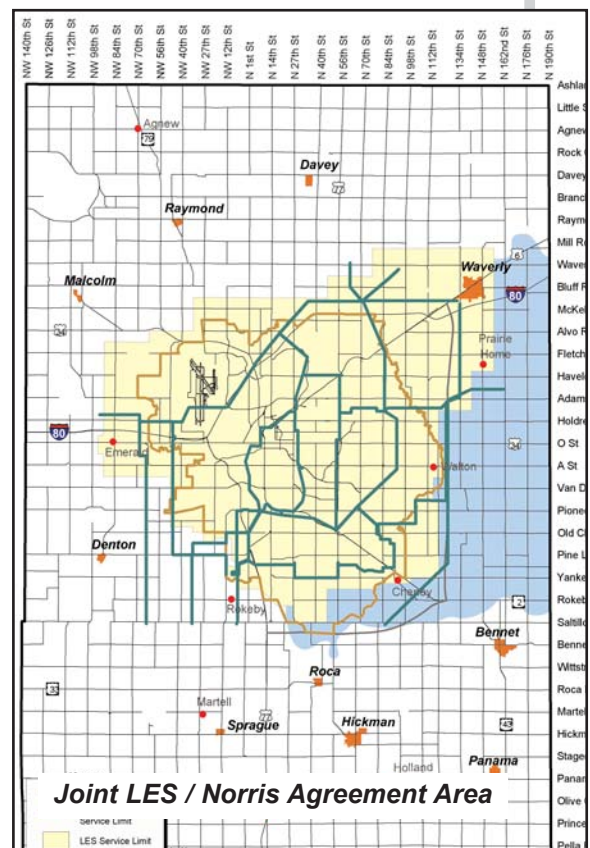
Additional multi-material recycling sites will be required in each new development area to provide for convenient use by residents in growth areas. The growth of population in the County will also require additional recycling sites in villages in the County. Southwest Lancaster County would have the higher priority for new sites.

Other methods for the collection of recyclables, such as expansion of a curbside pick-up program to a city and county-wide basis may become economically feasible during the planning period and will continue to be evaluated on a periodic basis throughout the planning period.

GUIDING PRINCIPLES

No out of county waste is accepted for landfill disposal. This policy reserves landfill capacity for city and county residents and allows administration of programs under existing authorities.

Create a county-wide integrated, efficient, environmentally safe and conservation-oriented recycling and waste management system. Promote and support markets for waste materials and recycled products.



STRATEGIES

Develop standards for future commercial and industrial development to ensure proper space for separation and handling of recyclables and solid waste. Investigate amending zoning ordinances to encourage new commercial developments to provide space for recycling drop-off facilities.

Discourage future urban acreage developments in the area around the Bluff Road landfill and LES power generating operations, which are located between N. 56th and N. 84th Streets. Acreage development could impact the current and future landfill and LES operations.

Coordinate development proposals with the Lincoln-Lancaster County Health Department, Environmental Health Division.

ELECTRIC SERVICE

In January 2001, Norris Public Power District (Norris) and Lincoln Electric System (LES) formalized a Joint Planning and Service Area Adjustment Agreement which both utilities support as a way to more efficiently serve their customers and to allow for the expansion of Lincoln and the LES service area.

The Norris/ LES Agreement established a “Joint Use Area” which is primarily east and southeast of Lincoln. LES will provide all of the power, but both LES and Norris will own facilities in the area. The proposed growth areas will entail some additional joint efforts, but basically would still be covered under the Norris/LES Agreement. LES and Norris may amend this joint area in the future, without needing to amend this figure in the Plan.

By the year 2025, the LES peak load is projected to increase by about 440 megawatts (MW). LES will need to build new 115 and 345 kilovolt (kV) lines in growth areas in order to serve the new development. In addition, LES will need to acquire several new substation sites.

GUIDING PRINCIPLES

Lincoln Electric System will be the sole electrical utility within the City of Lincoln.

STRATEGIES

As LES plans new transmission line routes, it will continue its policy of examining multiple options and conducting public forums on proposed routes in order to minimize the impact of new lines on residential and agricultural uses as much as feasible.

Continue, and amend as necessary, the Norris/LES Agreement which provides for cooperative planning and utility service in Lincoln and Lancaster County.

Within the City of Lincoln, wherever feasible and affordable, implement a phased program to relocate overhead utility lines underground.

Continue to encourage energy conservation practices with the development of the City and County.

WIND ENERGY

Lincoln Electric System currently operates two wind turbines in the county. LES is encouraged to take advantage of available federal and state incentives to pursue the development of wind and other renewable generation technologies to the extent they are feasible, economical, and consistent with LES power supply needs.

STREET MAINTENANCE

As the City grows, additional maintenance services facilities will be needed. These facilities often require 24 hour operation and space for heavy equipment and trucks. The siting of new facilities will be done after examining multiple options and conducting public forums on proposed sites in order to minimize the impact of facilities on future or existing residential uses. Locations near or in heavy commercial districts may be necessary, though this may entail additional land costs.

NATURAL GAS SERVICE

As the community and the nation grow, additional pipeline facilities will be required. Most of these lines are proposed and developed by private companies. The Health Department has expressed concerns about the location of current and future pipelines and their potential impact during an accident on adjacent residential land uses. Residential land uses will be discouraged from directly locating adjacent to existing or planned pipelines. However, pipeline locations are necessary and should be accommodated within the County in locations that will not impact the public health.

CABLE FRANCHISE

Continued cable television and high speed internet access to residential and business customers in the city, rural areas, towns and villages is important to the economic health of the community. Future lines and facilities will be accommodated within the community, as long as these facilities do not significantly impact adjacent land uses or other utilities.

Within the City of Lincoln, wherever feasible and affordable, implement a phased program to relocate overhead utility lines underground.

TELECOMMUNICATIONS

Residential and business services, including cellular phone networks, high speed internet access, and fiber optic networks will continue throughout area.

Within the City of Lincoln, wherever feasible and affordable, implement a phased program to relocate overhead utility lines underground.

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